



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855

June 12, 2023

Thurston County Community Planning & Economic Development
Scott McCormick
3000 Pacific Avenue SE
Olympia, Washington 98501

Sent via email: scott.mccormick@co.thurston.wa.us &
arthur.saint@co.thurston.wa.us

Re: Thurston County Project #2022103527 Sienna 1 Preliminary Plat and SEPA
Review; City Project #TUM-23-0163

Mr. McCormick:

The City of Tumwater has had an opportunity to review the resubmittal documents in regards to the project above and provide the following comments.

The parcels are located within the City of Tumwater UGA, and propose to connect to city water and sewer utilities. The parcels are zoned Single Family Medium Density.

For this project, City provides the following comments:

1. Previously, the City had commented that an extension of the 24" gravity sewer line on Littlerock Rd was required. After further coordination with staff and the developer the City has chosen to not pursue this comment but instead require additional right-of-way dedication for construction of a future multi-lane round-a-bout at the intersection of Littlerock Rd and 77th Way. The developer has agreed to this swap.
2. All streets are to be constructed or improved to City of Tumwater Standards.
3. A recent study of the I-5 interchange at Tumwater Boulevard indicates improvements are needed in order to meet established safety and level of service standards. This project shall Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project through the interchange as shown by the trip distribution report under RCW 82.02.020 to be used as described herein: The City's planned transportation improvements at the Tumwater Boulevard/I5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts. This fee may increase at the end of the 2023 calendar year.

As the properties are within Tumwater's urban growth area, development should be consistent with City of Tumwater regulations, as well as Thurston County Design Standards as stated in the Thurston County County-Wide Planning Policies, III.3.2(f).

If you have any questions, please feel free to contact me at tmerriman@ci.tumwater.wa.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Tami Merriman", with a horizontal line extending to the right.

Tami Merriman, Permit Manager Community Development Department

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Tami Merriman, Permit Manager Community Development Department



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